

CITY OF RENO

Planning Commission

September 5, 2012

Staff Report

Agenda #
<u>V1-3</u>
Ward #
<u>1</u>

CASE No.: LDC13-00010 (Northwest Gateway Master Plan Amendment)

APPLICANT: FJ Management, Inc

APN NUMBER: 212-112-02

REQUEST: This is a request for a Master Plan amendment to change the Master Plan land use designation from Special Planning Area/McQueen Neighborhood Plan/Single Family Residential to Special Planning Area/McQueen Neighborhood Plan/General Commercial.

LOCATION: The ±48.8 acre site is located south of the Robb Drive/Interstate 80 eastbound off-ramp intersection in the LLR1 (Large Lot Residential - 1 acre) zone.

PROPOSED MOTION: Based upon compliance with the applicable considerations, I move to adopt the amendment to the Master Plan by resolution and recommend City Council do the same, subject to conformance review by the Regional Planning Agency.

BACKGROUND: The site is currently vacant. A previous Master Plan amendment request (LDC08-00103 – Flying J) from Single Family Residential (1 dwelling unit/acre – 3 dwelling units/acre) to Special Planning Area was denied by the City Council on July 16, 2008. Additionally, the Master Plan land use designations on the adjacent parcels to the west were amended from Mixed Residential to General Commercial on July 7, 2010 through LDC10-00045 (TCA Properties).

According to the McQueen Neighborhood Plan (MNP), Arterial Commercial (AC) zoning, Community Commercial (CC) and Public Facility (PF) are the three conforming zoning districts within the General Commercial land use designation. Reno Municipal Code Section 18.08.101(c) "Nonresidential and Mixed Use Base Zoning Districts" states that the purpose of the AC zoning district is to provide for commercial and service enterprises that generate large volumes of automobile traffic and are dependent upon direct or indirect access to major arterials. CC zoning provides for general commercial and service enterprises for the community at large and PF zoning provides for public facilities and public service uses which may be in private ownership, including utility uses parks and recreation areas and institutions.

ANALYSIS:

Land Use Compatibility/Master Plan Amendment: Land use surrounding the site consists of vacant residentially zoned property to the south and east; commercially zoned property to the west, a vacant residentially zoned parcel to the north, I-80 and existing commercial/high density residential uses on the properties north of the freeway. The site is relatively isolated by distance (500 feet) and grade (80 feet above) from the nearest developed adjacent residential property to the west and south that feature intervening slopes up to 4:1 and are undevelopable. The TCA properties to the west have been master planned and zoned to facilitate commercial development. The commercial and residentially zoned properties to the north and east are developable and are topographically similar to this property. This would allow joint development of this site with the properties to the north, east and west including common access.

The Master Plan designations surrounding the site consist of Single Family Residential (SFR) ≥ 1 acre/dwelling unit to three acres per dwelling units to the north and east and Mixed Residential (MR) 3-11 dwelling units per acre to the south, and General Commercial to the west per the McQueen Neighborhood Plan. In addition, the development and access to the approved TCA site to the west is contingent upon the grading of this subject site.

The existing SFR designation allows up to three dwelling units per acre on 15,000 square foot or larger lots. Property with this designation can be located where public and infrastructure are limited. In areas where the full range of urban services are available, one acre or larger lots are appropriate only as part of a larger master planned community. This designation is appropriate between rural and more intensive residential uses or at the edge of the City to provide compatibility with unincorporated lands. These properties often include development constraints such as steep slopes or limited access.

In order to approve a Master Plan amendment, several considerations must be evaluated. These are listed on page five and an analysis is provided below.

Change has occurred in the area and in the conditions on which the current designation was based consisting of construction of the Robb Drive/I-80 interchange in the early 1990's; annexation of the property into the City in the late 1990's; and City and Regional Policies which promote more intensive development on properties within the City. The existing Master Plan (SFR) and zoning LLR1 (Large Lot Residential – 1 acre) designations for this site are based upon simply converting the County Master Plan/zoning designations to City designations. Based upon the site's location adjacent to I-80 and a freeway interchange, development of the property with single family homes on one third to one acre lots is no longer appropriate. The proposed GC designation will allow more intensive development on the site, which is more compatible

with the existing conditions. If the GC designation is approved, subsequent development requests compliant with City code and adopted zoning would address issues related to allowed uses, buffering, architecture, lighting, operational characteristics, etc., to ensure the project is compatible with the area and appropriate for this site.

In conjunction with a zoning map amendment, this amendment allows for a wider range of uses and intensities. This is more consistent with its location adjacent to a freeway than the current designation. Since these issues will be addressed when a zoning map amendment is processed for the site, the GC designation proposed is generally consistent with the area and identical to the adjacent western parcels.

This amendment will allow for a greater potential mix of uses on the site which is a more efficient use of land. Higher intensity, mixed uses allowed with the AC zoning would promote pedestrian activities within the site as opposed to the existing SFR designation. The amendment would facilitate zoning that could facilitate more cost effective housing for people living or working on the site that could walk to nearby services. Existing transit service is provided on Robb Drive to the north, which could be extended to this site depending on its ultimate use and adjacent vacant properties. Together, these factors will promote orderly physical growth.

This site is located on the south side of a freeway interchange which provides adequate access. Transit service is currently provided to Robb Drive to the north. Fire services are available from the Mae Anne/Somersett Parkway intersection. This station is located approximately one mile to the northwest. This site is located adjacent to existing commercial and residential development to the north across I-80 which contains all required utilities. A sewer main is located $\pm 1,000$ feet to the south within the West Fourth Street Corridor. A City park is located on Robb Drive, $\pm 4,500$ feet to the north. Given the above, adequate transportation, recreation, utility and other facilities are available or can be extended to the site to support potential uses on the site. The actual demands and necessary improvements to support a project on this site would be more specifically determined with the subsequent zoning application and more specific entitlements.

The proposed change is consistent with City of Reno Master Plan and Regional Plan policies promoting infill development, efficient use of resources and reduction of urban sprawl. Higher intensities on the site will promote a more walkable environment and promote transit use. The site is well buffered from adjacent single family development by distance and grade, as discussed above. This site is located in an area which has historically been considered a gateway to the City. To support this gateway concept, uses such as an upscale office park, with support, commercial and higher density housing would be most appropriate. These types of uses will promote the jobs to housing balance originally envisioned with adoption of the McQueen Neighborhood Plan in the mid 1980's. This type of development would also reduce trips and congestion on I-80 by providing services and jobs for the residents in the McQueen Area.

Policies:

McQueen Neighborhood Plan: Policy 2 of the MNP supports the land use change: "Commercial zoning should be limited to existing properties, except in freeway corridor areas." Additional standards for development within the freeway corridor are specified in the McQueen Neighborhood Planning Area Overlay District for properties located within 500 feet of the freeway right-of-way.

Other Reviewing Bodies: The Reno Police Department provided a "calls for service report" for the area (**Exhibit A**). No comments relevant to the Master Plan amendment were received by other agencies.

Neighborhood Advisory Board: This project was not formally reviewed by the Ward 1 Neighborhood Advisory Board (NAB), as their August meeting was cancelled; however, project material was submitted to NAB members and no comments were received. The project was reviewed by the Northwest NAB and noticed as a neighborhood meeting as discussed below.

Neighborhood Meeting: In accordance with NRS 278.210 the applicant noticed and held a neighborhood meeting in conjunction with the regular Northwest NAB meeting, on August 16, 2012, to explain the Master Plan amendment to the board and surrounding neighbors (**Exhibit B**).

AREA DESCRIPTION			
	LAND USE	MASTER PLAN DESIGNATION	ZONING
NORTH	I-80/Robb Drive Interchange, Vacant	Freeway, Special Planning Area/ Single Family 1 du/ac – 3 du/ac (McQueen Neighborhood Plan)	LLR1
SOUTH	Vacant	Special Planning Area/Mixed Residential 3/du/ac-11 du/ac (McQueen Neighborhood Plan)	SF15
EAST	Vacant	Special Planning Area/Single Family 1 du/ac – 3 du/ac (McQueen Neighborhood Plan)	LLR1
WEST	Vacant	Special Planning Area/General Commercial (McQueen Neighborhood Plan)	CC

LEGAL REQUIREMENTS:

RMC 18.05

Master Plan Amendments

MASTER PLAN CONSIDERATIONS:

For the Planning Commission:

- (a) Bears relation to the planning and physical development of the City; and
- (b) Is so prepared that it may be adopted by the City Council as a basis for the physical development of the City.

For the City Council:

- (a) As may be applied practically to the physical development of the City for a reasonable period next ensuing will:
 - 1. Serve as a pattern and guide for that kind of orderly physical growth and development of the City which will cause the least amount of natural resource impairment;
 - 2. Conform to the adopted population plan and ensure an adequate supply of housing, including affordable housing; and
 - 3. Form a basis for the efficient expenditure of funds relating to the subjects of the City of Reno Master Plan.
- (b) Master plan amendments shall not be in effect prior to the Truckee Meadows Regional Planning Commission finding the master plan amendments conform to the Truckee Meadows Regional Plan.


Staff: Nathan Gilbert, AICP, Associate Planner



LDC13-00010 Northwest Reno Gateway Master Plan Amendment


 From: Special Planning Area
 (McQueen Neighborhood Plan) - Single Family

To: Special Planning Area
 (McQueen Neighborhood Plan) - General Commercial



0 100 200 400 600 800 Feet

The information hereon is approximate and is intended for display purposes only. Reproduction is not permitted. For additional information, please contact the City of Reno Community Development Department

Map Produced: July, 2012



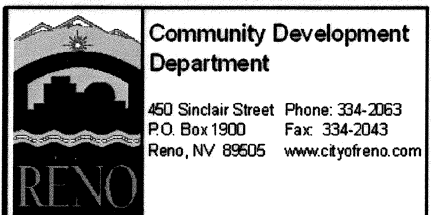
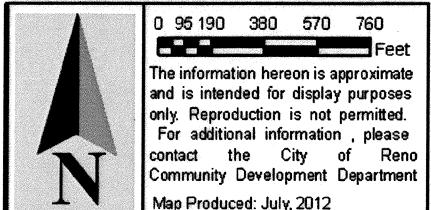
Community Development Department

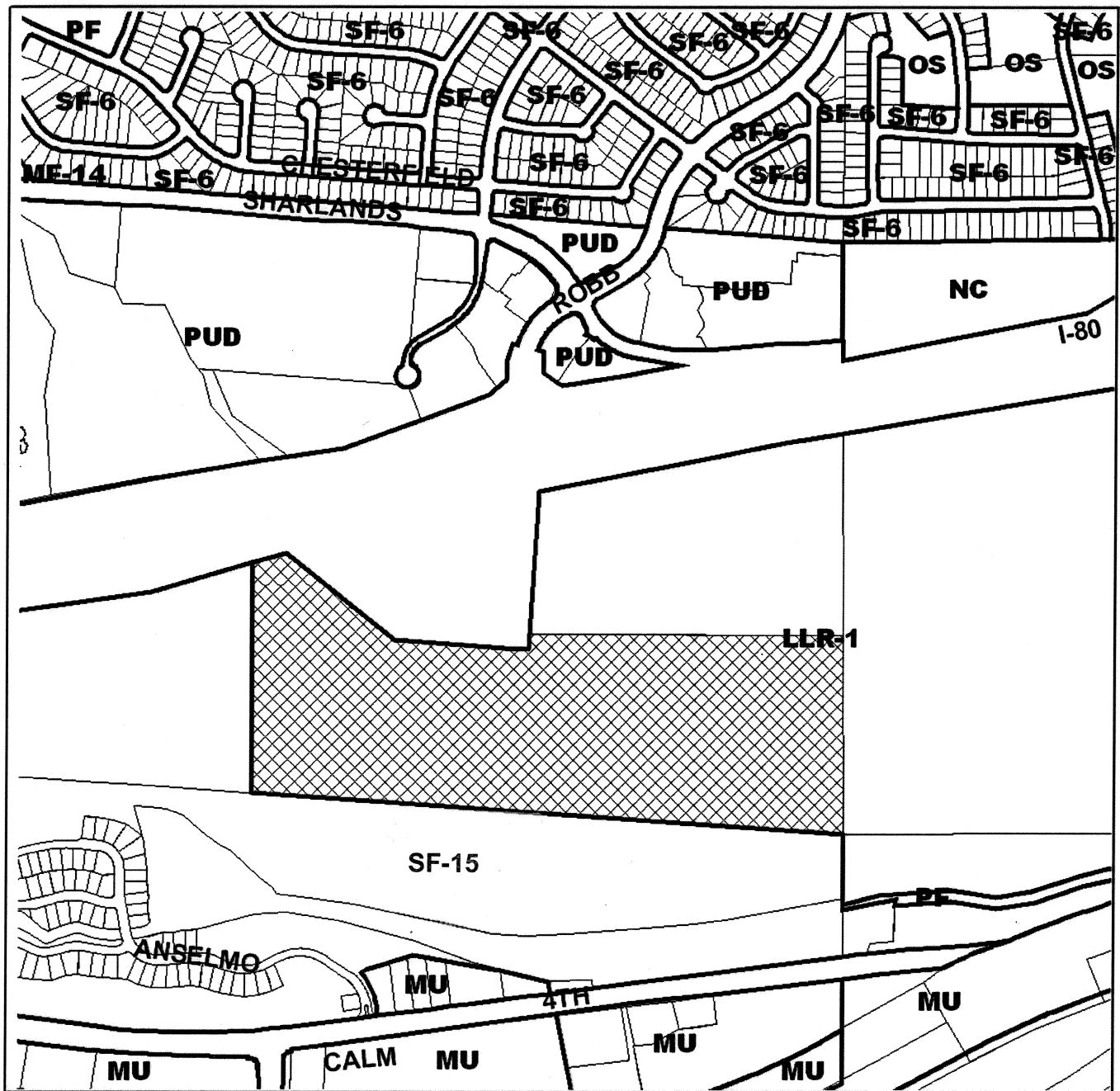
450 Sinclair Street Phone: 334-2063
 P.O. Box 1900 Fax: 334-2043
 Reno, NV 89505 www.cityofreno.com



LDC13-00010 Northwest Reno Gateway Master Plan Amendment

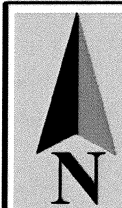
 Subject Site





LDC13-00010 Northwest Reno Gateway Master Plan Amendment

 Subject Site



0 95 190 380 570 760 Feet
The information hereon is approximate and is intended for display purposes only. Reproduction is not permitted. For additional information, please contact the City of Reno Community Development Department
Map Produced: July, 2012



**Community Development
Department**

450 Sinclair Street Phone: 334-2063
P.O. Box 1900 Fax: 334-2043
Reno, NV 89505 www.cityofreno.com

RENO POLICE DEPARTMENT
Inter-Office Memorandum

Date: July 22, 2012

To: COMM DEVELOPMENT

From: LT . SHANNON WIECKING

Re: LDC13-00010

The following document is submitted for your consideration. The ideas, contents herein are the opinions of the listed, qualified Crime Prevention through Environmental Design (CPTED) Police Officer, and are based on CPTED Principles and Factors. Implementation of the recommendations in no way guarantees a crime-free project. Recommendations listed are designed to make the applicant aware of certain issues which may arise and present possible solutions.

Territoriality – (Concept of clearly defining ownership over space):

Surveillance – (Concept which focuses on increased visibility):

Management/Maintenance – (Concept which focuses on how Mgmt. runs and maintains a property):

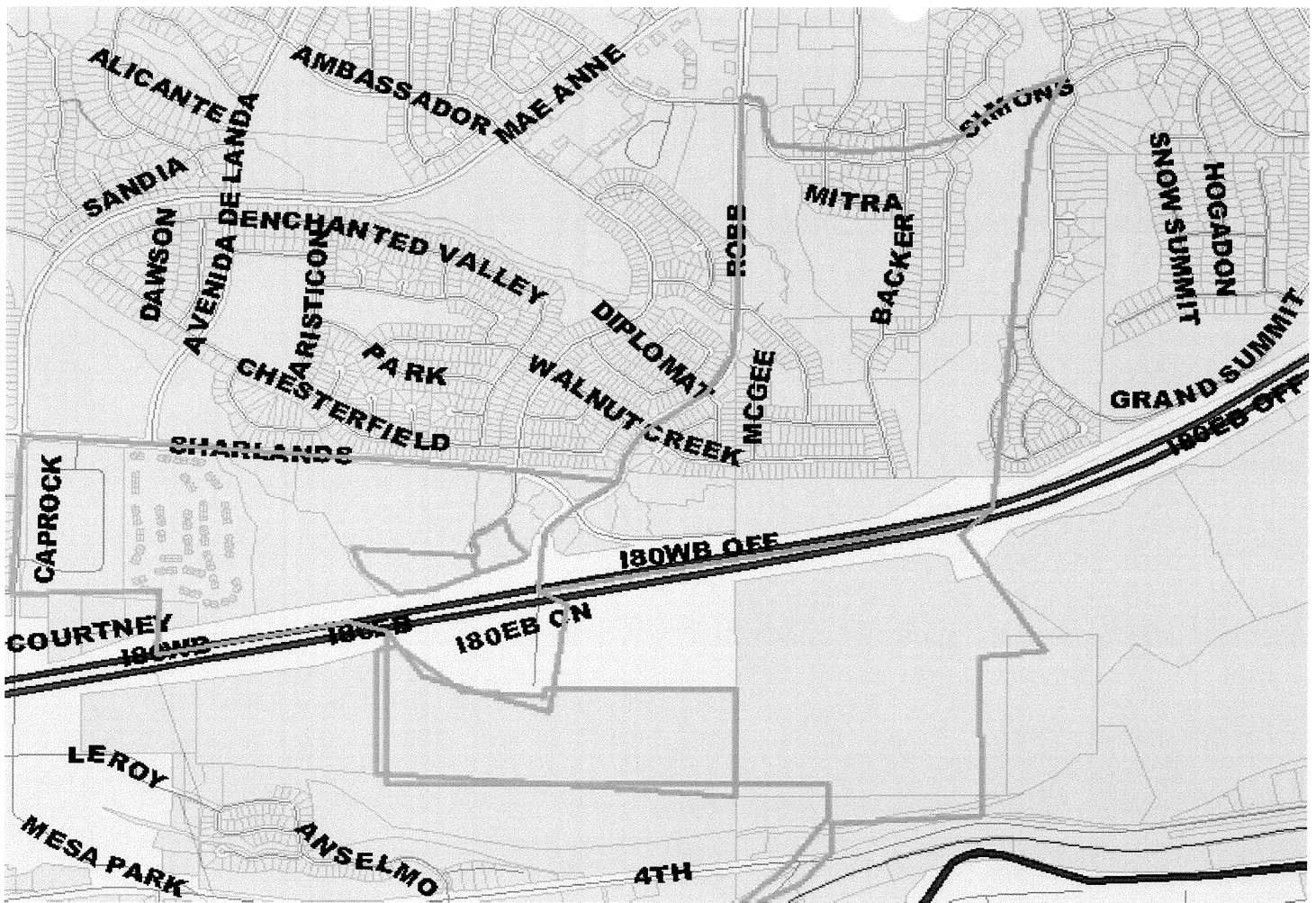
Activity Support – (Concept which focuses on appropriate use of areas and building):

Access Control – (Concept that focuses on entry & exit points):

Other Factors – (Land Use, Movement Predictors, Edge Effects, Activity Generators, Displacement, Etc.):

(Comments):

No issues noted



	Total	09	10	11
Total	2,723	952	976	795
1DOWNP	6	3	3	0
911B	14	4	4	6
911C	5	1	1	3
911P	9	2	6	1
911R	30	14	8	8
AB	20	12	1	7
ABVEH	9	5	4	0
ACCNI	32	11	15	6
ACCP	100	30	41	29
ADW	3	2	1	0
ALARMP	78	42	17	19

	Total	09	10	11
AREACK	23	3	5	15
ASIGNU	1	1	0	0
ASSIGN	32	11	10	11
ATL	3	0	1	2
BAIL	2	1	0	1
BDWP	1	0	0	1
BURGC	1	0	1	0
BURGR	25	10	10	5
BURGV	21	11	8	2
BUSCK	69	14	18	37
C5	1	0	1	0
C7	3	0	3	0
CHILD	5	1	3	1
CIVIL	68	15	19	34
CIVPRB	5	2	1	2
CUSTDY	2	0	2	0
DISTR	63	28	24	11
DOAP	4	0	2	2
DOP	31	22	5	4
DRAG	1	1	0	0
DRTBK	4	0	4	0
DRUNK	4	2	1	1
DUI	9	3	3	3
EMBEZZ	3	0	1	2
EMSP	170	46	69	55
EXTORT	2	1	1	0
FAMDST	99	32	23	44
FIGHT	15	5	6	4
FIRE	7	3	2	2
FLWUP	81	29	20	32
FRAUD	10	6	3	1
GAS	6	6	0	0
GTA	9	3	2	4
GTAR	2	1	0	1
GUN	2	1	1	0

	Total	09	10	11
HAIL	15	4	7	4
JUVPRB	15	7	2	6
LARC	15	8	4	3
MISSP	6	3	2	1
NARC	4	1	2	1
OA	1	1	0	0
OTHER	5	2	2	1
OUTAG	44	11	19	14
OUTU	6	6	0	0
PARTY	25	11	10	4
PINFO	19	1	15	3
PKGPRB	6	2	2	2
POCKET	1	1	0	0
PP	22	8	8	6
PROP	6	1	5	0
PROW	3	0	2	1
PS	5	1	1	3
RA	2	1	1	0
RECKDR	5	2	2	1
ROB	3	2	0	1
RUN	8	4	0	4
SC	2	0	1	1
SEARCH	1	0	1	0
SEX	5	2	2	1
SHOTS	5	1	3	1
SR	16	7	7	2
SS	15	3	5	7
STA	1	1	0	0
STALLV	27	8	8	11
SUICP	20	6	7	7
SUSPC	23	6	10	7
SUSPP	32	14	11	7
SUSPV	34	10	9	15
T	899	277	351	271
TEST	1	1	0	0

	Total	09	10	11
TOW	1	1	0	0
TRAN	1	0	0	1
TRBUNK	23	8	10	5
TRFPRB	24	6	2	16
UNWANT	27	12	9	6
VEHCK	15	5	6	4
WARANT	25	11	5	9
WC1021	20	10	10	0
WCAAL	42	20	22	0
WCABR	4	1	3	0
WCAGGR	7	5	2	0
WCBIRD	1	0	1	0
WCCAT	1	1	0	0
WCDA	11	9	2	0
WCDOGC	25	16	9	0
WCFLW	14	5	9	0
WCFND	1	0	1	0
WCLOST	3	2	1	0
WCNOS	15	10	5	0
WCOTHR	3	2	1	0
WCWELF	14	10	4	0
WCWILD	3	0	3	0
WELFCK	56	21	22	13

Police Calls for Selected Area, Jan 2009-Dec, 2011. Includes both dispatched and officer initiated

Police Calls for Selected Area, Jan 2009-Dec, 2011. Includes both dispatched and officer initiated

EXHIBIT B

From: <mrailey@rubicondesigngroup.com>
sallyandpete@hotmail.com, rtbauter@earthlink.net, renomoon@yahoo.com,
To: ellenjacobson@sbcglobal.net, macinreno@sbcglobal.net, rlcofer@charter.net, ckreno@gmail.com, donnanorm1@yahoo.com
Cc: dwilson@rubicondesigngroup.com, "Barbara Dicianno" <dicianno@ci.reno.nv.us>, "Nathan Gilbert" <GilbertN@reno.gov>
Date: 08/13/2012 11:59 AM
Subject: Northwest Gateway - August 16 NAB Meeting

Dear Neighborhood Advisory Board Member,

Attached is an information packet on the Northwest Gateway Master Plan Amendment request which will be presented at your regular meeting on August 16th. Because this is a Master Plan Amendment request, we have also noticed all property owners within 750' of the project boundary of the meeting as well.

As a point of clarification, this property was previously known as the "Flying J site." **THE SITE IS NO LONGER PROPOSED FOR A TRUCK STOP OF ANY SORT.** We can provide further clarification of this matter at the meeting but wanted to emphasize that there has been significant change in terms of the direction for which the site is proposed.

Please do not hesitate to contact me should you have any questions prior to the meeting. We look forward to presenting the project to you.

Mike Railey
Partner
Rubicon Design Group, LLC
3983 S. McCarran Boulevard, Suite 445
Reno, Nevada 89502
(775) 425-4800
(775) 425-4811 fax
(775) 250-3455 mobile
mrailey@rubicondesigngroup.com

Attachments:

File: [NAB Packet.pdf](#) Size: 10680k Content Type: application/pdf

PROJECT REVIEW FORM
WARD 5 NORTHWEST
Neighborhood Advisory Board

Case No. LDC13-0010 Date: 8/16/12
Case Name: Northwest Gateway
Case Planner: _____
NAB Member Name: MAG ROSSI
Community Liaison: Barbara DiCianno

NAB COMMENTS:

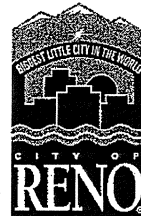
MY ONLY QUESTION OVER SMALL -
GOS STATION

Issues/Concerns: The "sample issues" box below may be used as a guide during the project review process.

SAMPLE ISSUES:

<i>Auto & Pedestrian Access</i>	<i>Public/Fire Safety</i>	<i>Architecture</i>	<i>School Impact</i>
<i>Neighborhood Compatibility</i>	<i>Traffic</i>	<i>Building Height</i>	<i>Pollution</i>
<i>Intensity/Density</i>	<i>Signage</i>	<i>Landscaping</i>	<i>Privacy</i>
<i>Good Location</i>	<i>Lighting</i>	<i>Environmental Concerns</i>	

Suggested modifications to the proposal to address NAB concerns:



NAB Member Signature

PROJECT REVIEW FORM
WARD 5 NORTHWEST
Neighborhood Advisory Board

Case No. _____ Date: 8/16/12

Case Name: Northwest Gateway

Case Planner: _____

NAB Member Name: Ellen Jacobson

Community Liaison: Barbara DiCianno

NAB COMMENTS:

sounds like a good modification —
should be approved

I agree with the public comment that
the multiple properties should be rezoned to
commercial as a larger zoning overlay

Issues/Concerns: The "sample issues" box below may be used as a guide during the project review process.

SAMPLE ISSUES:

Auto & Pedestrian Access	Public/Fire Safety	Architecture	School Impact
Neighborhood Compatibility	Traffic	Building Height	Pollution
Intensity/Density	Signage	Landscaping	Privacy
Good Location	Lighting	Environmental Concerns	

Suggested modifications to the proposal to address NAB concerns:

It would be great to consider Live/Work
development rather than box stores
and please include restaurants —
we need more



NAB Member Signature

PROJECT REVIEW FORM
WARD 5 NORTHWEST
Neighborhood Advisory Board

Case No. LDL13-00010

Date: 8/16/12

Case Name: Northwest Gateway

Case Planner: _____

NAB Member Name: Charles Reno

Community Liaison: Barbara DiCianno

NAB COMMENTS:

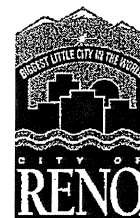
I think that this will be a good asset to Reno and the
Northwest area. I completely agree with the request.

Issues/Concerns: The "sample issues" box below may be used as a guide during the project review process.

SAMPLE ISSUES:

<i>Auto & Pedestrian Access</i>	<i>Public/Fire Safety</i>	<i>Architecture</i>	<i>School Impact</i>
<i>Neighborhood Compatibility</i>	<i>Traffic</i>	<i>Building Height</i>	<i>Pollution</i>
<i>Intensity/Density</i>	<i>Signage</i>	<i>Landscaping</i>	<i>Privacy</i>
<i>Good Location</i>	<i>Lighting</i>	<i>Environmental Concerns</i>	

Suggested modifications to the proposal to address NAB concerns:



Charles Reno

NAB Member Signature

PROJECT REVIEW FORM
WARD 5 NORTHWEST
Neighborhood Advisory Board

Case No. LDC13-00010 Date: 8/16/12
Case Name: Northwest Gateway
Case Planner: _____
NAB Member Name: Sally Peters
Community Liaison: Barbara DiCianno

NAB COMMENTS:

From single family residential to
commercial. Amendment for
conditions to change. get new zoning
in place for sub. Sounds great -
world welcome new businesses.

Issues/Concerns: The "sample issues" box below may be used as a guide during the project review process.

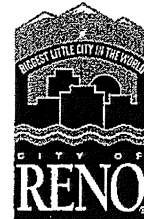
SAMPLE ISSUES:

Auto & Pedestrian Access	Public/Fire Safety	Architecture	School Impact
Neighborhood Compatibility	Traffic	Building Height	Pollution
Intensity/Density	Signage	Landscaping	Privacy
Good Location	Lighting	Environmental Concerns	

Suggested modifications to the proposal to address NAB concerns:

please keep us informed of
potential businesses that
may come on to
property &

Sally Peters
NAB Member Signature



PROJECT REVIEW FORM
WARD 5 NORTHWEST
Neighborhood Advisory Board

Case No. _____

Date: 16 - AUG - 2012

Case Name: _____

Northwest Gateway

Case Planner: DEREK WILLSON

NAB Member Name: _____

Rob Cerea

Community Liaison: Barbara DiCianno

NAB COMMENTS:

CURRENTLY LL1 ZONING TO General Commercial / Apartment Commercial.

Issues/Concerns: The "sample issues" box below may be used as a guide during the project review process.

SAMPLE ISSUES:

<i>Auto & Pedestrian Access</i>	<i>Public/Fire Safety</i>	<i>Architecture</i>	<i>School Impact</i>
<i>Neighborhood Compatibility</i>	<i>Traffic</i>	<i>Building Height</i>	<i>Pollution</i>
<i>Intensity/Density</i>	<i>Signage</i>	<i>Landscaping</i>	<i>Privacy</i>
<i>Good Location</i>	<i>Lighting</i>	<i>Environmental Concerns</i>	

Suggested modifications to the proposal to address NAB concerns:

THIS MAKES SENSE TO CHANGE ZONING. NOBODY WILL
BUILD 1 Acre Lot HOUSING THAT CLOSE TO FREEWAY



NAB Member Signature

PROJECT REVIEW FORM
WARD 5 NORTHWEST
Neighborhood Advisory Board

Case No. _____

Date: 8/16/12

Case Name: Northwest Gateway

Case Planner: Nathan Gilbert

NAB Member Name: Robert Baute

Community Liaison: Barbara DiCianno

NAB COMMENTS:

Arterial commercial could include gas station. Would
steer clear of truck station. Rubicon should get back
to NAB when plans get more detailed as to potential
businesses. "Northwest Gateway" is an appropriate
name for this area.

Issues/Concerns: The "sample issues" box below may be used as a guide during the project review process.

SAMPLE ISSUES:

<i>Auto & Pedestrian Access</i>	<i>Public/Fire Safety</i>	<i>Architecture</i>	<i>School Impact</i>
<i>Neighborhood Compatibility</i>	<i>Traffic</i>	<i>Building Height</i>	<i>Pollution</i>
<i>Intensity/Density</i>	<i>Signage</i>	<i>Landscaping</i>	<i>Privacy</i>
<i>Good Location</i>	<i>Lighting</i>	<i>Environmental Concerns</i>	

Suggested modifications to the proposal to address NAB concerns:

Robert Baute

NAB Member Signature



From: "Bruce Sherwood" <bruce@easyrooterplumbing.com>
To: <gilbertn@reno.gov>
Date: 08/28/2012 02:27 PM
Subject: property 4070-0700-755

Mr Gilbert, recieved your post card concerning the redevelopment of the Northwest Gateway Master Plan Amendment LDC13-00010. I'am in opposition to this change in zoning. I purchased my home with the knowledge that the 48.8 acres behind my home were to be developed residential not commercial. I feel that this change in zoning is a hardship upon our homes at the expense of the city of Reno hoping to raise tax revenue. While our homes would probobly go down in value even more the cities tax base would also go down. Don't know the exact numbers but it seems unfair and in the end a waste of time. To change the zoning at this time after the decline of property values is a hardship on all property owners in our developement. Thanks for your time and concideration.
Bruce Sherwood

